

Central Services Department

Ron Lampkin, Interim Director
Maria Rivera-Rivera, Deputy Director

2760 Peach Orchard Road, Augusta, GA 30906
(706) 828-7174 Phone

MEMORANDUM

TO: Geri Sams, Director, Procurement Department
FROM: Ron Lampkin, Interim Director, Central Services Department
DATE: September 1, 2023
SUBJECT: Emergency Memo – Augusta Municipal Building

In accordance with §1-10-57 Emergency Procurements, we respectfully ask you to accept this communication as notification of an emergency at the Municipal Building relating to water intrusion and loose marble panel.

On August 3, 2023, a site visit by JLA took place to assess a consistent water intrusion experienced on the third floor of the Municipal Building. From this visit, it is believed that the source of the leak could be from water running down behind the marble panels on the main tower. If not properly addressed, these leaks could compromise the air quality of the employees working and public visiting the third floor.

During this visit, JLA noticed a marble panel located on the ninth floor that was out of position and not properly anchored. As this situation presents an eminent threat to personnel and the public, the area below has been cordoned and the removal and replacement of the marble must take place.

Please process a purchase order to Johnson, Laschober & Associates, PC in the amount of \$15,000.00 for investigation of the water intrusion. In addition, process a purchase order for Thompson Building Wrecking CO, Inc. in the amount of \$35,000.00 for the evaluation and repair of the marble cap.

If you have any questions or concerns, please contact the Central Services Department.

RL/mcrr

**AUGUSTA-RICHMOND COUNTY GEORGIA
PURCHASING DEPARTMENT**

DEPARTMENT NAME: Central Services Department
DEPARTMENT NUMBER:
DEPARTMENT HEAD: *[Signature]*

REQUISITION

REQUISITION: *E 381250*
REQUISITION DATE: 09/5/2023
PURCHASE ORDER NUMBER:
PURCHASE ORDER DATE:

ITEM NO	DESCRIPTION	Quantity	Unit Price	Total Price	NAME OF BIDDER		Unit Price	Total Price	NAME OF BIDDER	
					VENDOR	PHONE NUMBER				
					QUOTED BY					
1	ASSESSMENT/INVESTIGATION OF THE MARBLE FAÇADE ON THE MUNICIPAL BUILDING LOCATED AT 535 TELFAIR STREET	1	\$ 15,000.00	\$ 15,000.00	Johnson Lasehober & Associate	706-724-5756				
2					Rett Harbison					
3										
4										
5										
6	*Emergency									
7	GL: 330-05-1120									
8	SL: 223-05-1107									
9										
10										
11										
12										
13										
14										
15										
16										
17										
18										
19										
20										
21										
22										
TOTAL BID			\$	15,000.00						
SHIPPING CHARGES										
DELIVERY TIME FROM RECEIPT OF PURCHASE ORDER										

Katie Cornelius

From: Timothy Schroer
Sent: Monday, September 25, 2023 12:01 PM
To: Maria Rivera-Rivera
Cc: Ron Lampkin; Scarlet Green
Subject: RE: [EXTERNAL] RE: Emergency Request for the Municipal Building

Follow Up Flag: Follow up
Flag Status: Flagged


GL 330-05-1120
JL 223051107

Ledger: JL
Report Date: 09/25/2023

JL Budgets and Actuals with Encumbrances

Fiscal Year
Fiscal Period
Budget Version:

Object Description	Budget	Actual	Encumbrance	B
223051107 Municipal Bldg. siding				
5212115 Engineering	15,000.00	0.00	0.00	15
5319120 R & M-Buildings	35,000.00	0.00	0.00	35
Revenue & Transfers In:	0.00	0.00	0.00	
Expenditure and Transfers Out:	50,000.00	0.00	0.00	5
Net:	-50,000.00	0.00	0.00	-5
Grand Total (RV & TI):	0.00	0.00	0.00	
Grand Total (XP & TO):	50,000.00	0.00	0.00	5
Net:	-50,000.00	0.00	0.00	-5

Timothy E. Schroer, CPA, CGMA 
Deputy Director -- Finance

Augusta Richmond County Georgia | 535 Telfair St., Suite 800 | Augusta, GA 30901
✉ tschroer@augustaga.gov | 📞 Office: (706) 821- 1741 | 📠 Fax: (706) 821- 2520

From: Maria Rivera-Rivera <MRivera-Rivera@augustaga.gov>
Sent: Monday, September 25, 2023 11:20 AM
To: Timothy Schroer <TSchroer@augustaga.gov>



ARCHITECTS • ENGINEERS • LANDSCAPE ARCHITECTS

FEE AGREEMENT

PROPOSAL #: 233

DATE:

TO: Maria Rivera-Rivera
Augusta-Richmond County (ARC)
Central Services Department
2760 Peach Orchard Rd
Augusta, Georgia 30906

SENT BY:

☐ PHONE
☐ FAX
☐ EMAIL

RE: Municipal Building Leak Investigation

BY: Rett Harbeson, PLA, CLARB

FEE ARRANGEMENT: \$15,000.00

LOCATION: 535 Telfair Street
Augusta, GA

SCOPE OF SERVICES:

Johnson, Laschober & Associates (JLA) appreciates the opportunity to provide a fee proposal for assessment/investigation of the Marble façade on the Municipal Building located at 535 Telfair St. in Augusta, GA.

In accordance with JLA's Site Observation Report 001 issued on August 11, 2023, JLA is going to work alongside Thompson Wrecking (Thompson) for the investigation of the loose marble wall cladding at the south-west corner of the building, just above the 9th floor.

To access the loose wall cladding, Thompson will be required to remove two sections of marble cap. JLA will observe the removal of the caps and subsequent loose wall cladding with Thompson and will review the existing conditions. After the cap and cladding removals, JLA will review the temporary weatherproofing installed by Thompson.

Once JLA has had a chance to investigate the potential solutions and cost of repairs with Thomson, JLA will propose an optimal solution to ARC for their approval within 24 hours of the cap and cladding removals.

After ARC's approval of the intended repairs, JLA will be work with Thompson during the reinstallation of the caps and cladding to ensure that the repairs are completed in accordance with the documentation.

SPECIAL CONDITIONS:

- This evaluation and repair is an emergency repair and is intended to address the one panel in question and is not intended to provide a solution for the entire façade. Information gathered during the repair may provide additional information about the original site investigation related to the water intrusion on the 3rd floor.
- JLA will work with Thompson Wrecking during this repair. However, ARC will contract directly with Thompson Wrecking for their portion of the work.

Terms and Conditions

Johnson, Laschober & Associates P.C. (JLA) shall perform the services outlined in this agreement for the stated fee agreement.

Access to Site – Unless otherwise stated, JLA will have access to the site for activities necessary for the performance of the services. JLA will take precautions to minimize damage due to these activities but has not included in the fee the cost of restoration of any resulting damage.

Fee – The total fee, except stated lump sum, shall be understood to be an estimate, based upon Scope of Services, and shall not be exceeded by more than ten percent, without written approval of the Client. Where the fee arrangement is to be on an hourly basis, the rates shall be those that prevail at the time services are rendered.

Billings/Payments – Invoices will be submitted monthly for services and reimbursable expenses and are due when rendered. Invoices shall be considered PAST DUE if not paid within 30 days after the invoice date and JLA may, without waiving any claim or right against Client, and without liability whatsoever to the Client, terminate the performance of the service. Retainers shall be credited on the final invoice. A service charge will be charged at 1.5% (or the legal rate) per month on the unpaid balance. In the event any portion of an account remains unpaid 90 days after billing, the Client shall pay cost of collection, including reasonable attorneys' fees.

Indemnifications – The Client shall indemnify and hold harmless JLA and all of its personnel from and against any and all claims, damages, losses and expenses (including reasonable attorneys' fees) arising out of or resulting from the performance of the services, provided that any such claims, damage, loss or expense is caused in whole or in part by the negligent act or omission and/or strict liability of the Client, anyone directly or indirectly employed by the Client (except JLA) or anyone for whose acts any of them may be liable.

Hidden Conditions – A hidden condition is hidden if concealed by existing finishes or if it cannot be investigated by reasonable visual observation. If JLA has reason to believe that such a condition may exist JLA shall notify the client who shall authorize and pay for all costs associated with the investigation of such a condition and, if necessary, all costs necessary to correct said condition. If (1) the client fails to authorize such investigation or correction after due notification, or (2) JLA has no reason to believe that such a condition exists, the client is responsible for all risks associated with this condition. JLA shall not be responsible for the existing condition nor any resulting damages to persons or property.

Risk Allocation – In recognition of the relative risks, rewards and benefits of the project to both the Client and JLA, the risks have been allocated so that the Client agrees that, to the fullest extent permitted by law, JLA's total liability to the Client, for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this agreement, from any cause or causes, shall not exceed the total amount of JLA's fee or other amount agreed upon when added under Special Conditions. Such causes include, but are not limited to JLA's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

Jobsite Safety – Neither the professional activities of JLA, nor the presence of JLA or its employees and subconsultants at a construction/project site, shall relieve the General Contractor of its obligations, duties, and responsibilities including but not limited to, construction means, methods, sequence, techniques or procedures necessary for performing, superintending and coordinating the Work in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. JLA and its personnel have no authority to exercise any control over any construction contractor or its employees in connection with their work or any health or safety programs or procedures. The Client agrees that the General Contractor shall be solely responsible for jobsite safety and warrants that this intent shall be carried out in the Client's contract with the General Contractor. The Client also agrees that the Client, JLA, and the Consultant's subconsultants shall be indemnified by the General Contractor and shall be made additional insureds under the General Contractor's policies of general liability insurance.

Termination of Services – This agreement may be terminated upon 10 days written notice by either party should the other fail to perform his obligations hereunder. In the event of termination, the Client shall pay JLA for all services, rendered to the date of termination, all reimbursable expenses, and reasonable termination expenses.

Ownership Documents – All documents produced by JLA under this agreement shall remain the property of JLA and may not be used by this Client for any other endeavor without the written consent of JLA.

Applicable Law – Unless otherwise specified, this agreement shall be governed by the laws of the principal place of business of JLA.

Johnson, Laschober & Associates, P.C.:

Accepted by Augusta Richmond County:

(signature)

(signature)

(printed name/title)

(printed name/title)

Billing Address: _____

(executed agreement date)



ARCHITECTS • ENGINEERS • LANDSCAPE ARCHITECTS

SITE OBSERVATION REPORT

REPORT #: 001

DATE: 8/11/2023

PROJECT TITLE: Augusta Municipal Building Leak Investigation JOB #: PZL233

COMMENTS:

On Thursday August 3rd, 2023, Lee Dorn and Chris Whitmore from JLA visited the municipal building at 530 Greene Street along with Mr. Howard from the City of Augusta to observe reported roof leaks at the expansion joints between the intersection of the lower roof and the nine-story tower.

ROOF LEAK:

1. During the Site visit, JLA accessed the plenum space above the ceiling on the third floor and provided visual inspection of the areas directly above the stained and damp acoustical ceiling tiles. It was noted that at some point spray-foam insulation had been applied to the lower portion of the expansion joint located between the concrete roof deck and concrete main frame beam of the primary structural system for the building. Water staining and efflorescence was noted on the concrete structure indicating that the water leakage into the building has been ongoing for some time. Mr. Howard stated that light to moderate rain showers did not produce leaking, however during heavy rain and high winds, large amounts of water entered the third floor at the aforementioned expansion joint locations.
2. Visual inspection from the roof level noted roof to wall flashing with a termination strip. This system appeared to be stable and in serviceable order. The roof system had been reinforced with mastic sealant along the intersection of the roof with the wall plane.
3. After review of the roof and adjoining marble wall cladding panels, it appeared that the leak source may be from water running down behind the panels and potentially bypassing the building flashing that is designed to shed the water to the building exterior. The panel joints did not appear to have functional watertight joints and water was also observed to be seeping through the joints from behind the panels ([Attachment A](#)).
4. After the site visit, the City provided background drawings to JLA on August 3rd, 2023 that contained information on an Exterior Envelope Renovation project by Stafford Consulting Engineers, dated March 7, 2007. These background drawings contained a renovation detail that defined the building components at this expansion joint location that may indicate a potential leak path as noted ([Attachment B](#)).

LOOSE WALL CLADDING:

During our Site visit w/ Mr. Howard on August 3rd, 2023, we observed a building condition that we believe needed immediate attention.

1. At the upper roof line, one of the marble wall panels was out of position and was not properly anchored ([Attachment C](#) and [Attachment D](#)).
2. As such, there is a possibility that the panel could fall and endanger people below. Consequently, the area below the loose panel needs to be immediately cordoned off and personnel and public kept out of this area ([Attachment E](#)).
3. Subsequently, Lee Dorn met on-site with Ms. Maria Rivera-Rivera and a demolition contractor (Tyson Thompson) on August 11th, 2023 to further evaluate the wall cladding situation. It's reported that Thompson Wrecking was involved during the 2007 renovation and Mr. Thompson is going to talk with the superintendent who did that work to see if he remembers exactly how the wall cladding panels were attached. Mr. Thompson will also be developing a cost to remove two sections of the marble cap and the panel in question, to include temporary weatherproofing. Once JLA has an opportunity to review the connections and propose a solution, Thompson Wrecking will provide for the reinstallation

of the caps and panel. Mr. Thompson is scheduled to provide a proposal for the above-described work by the beginning of next week.

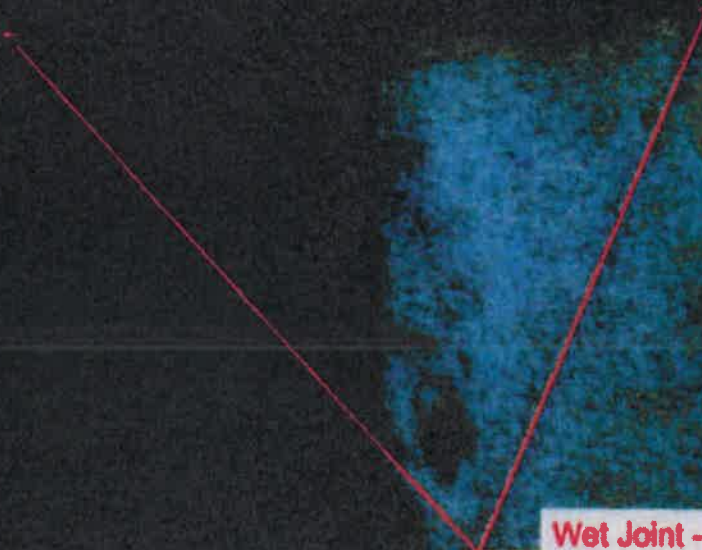
Attachments:

- Attachment A – Water Migrating Through Wall Cladding Joint
- Attachment B – Expansion Joint Detail From Stafford Exterior Envelope Renovation of March 7, 2007
- Attachment C – Displaced Wall Panel Location
- Attachment D – Displaced Marble Wall Panel
- Attachment E – Cordoned-Off Area

SUBMITTED BY: Chris Whitmore, P.E.

cc: File

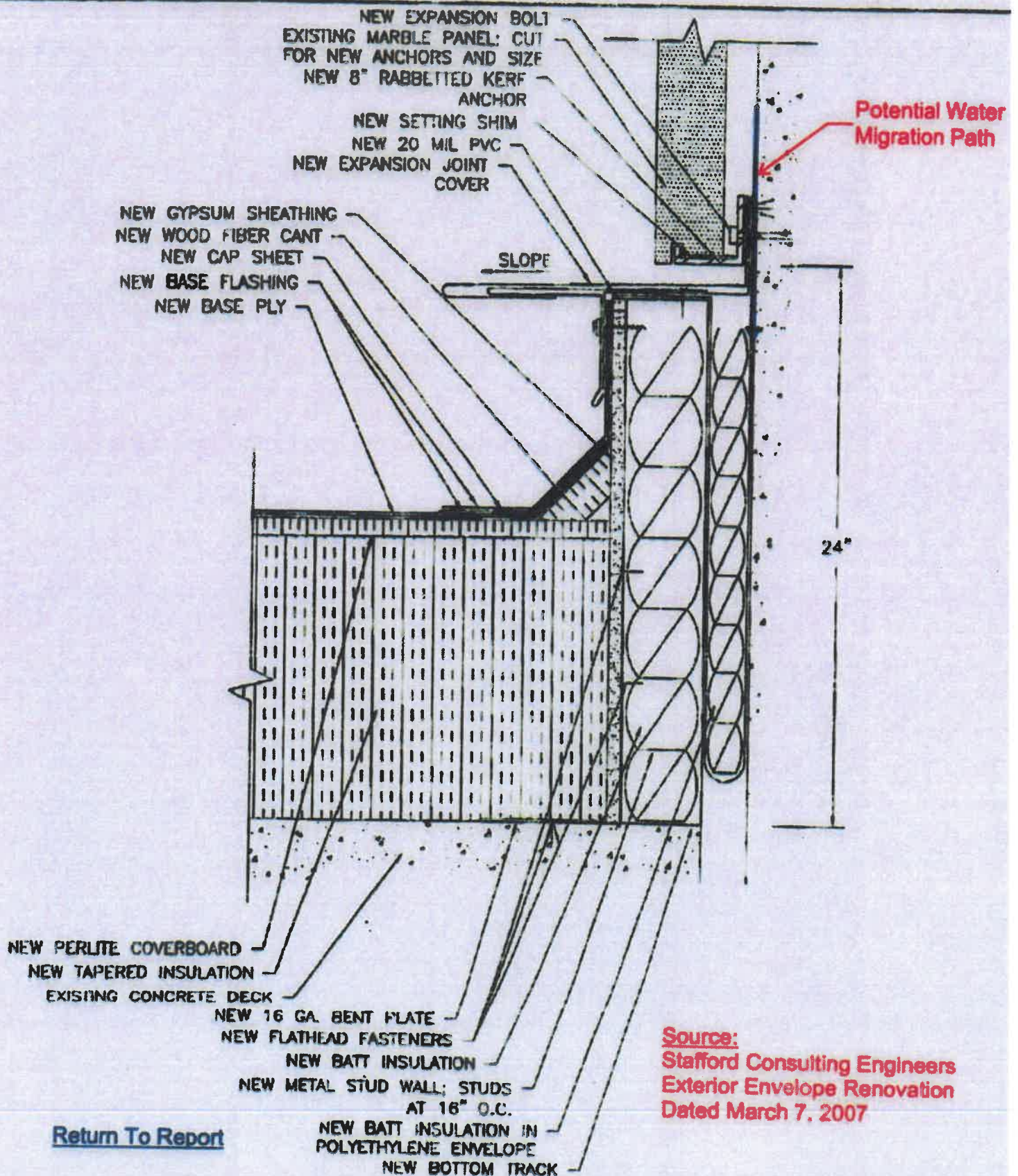
ATTACHMENT A



Wet Joint - Water Migrating
From Behind Wall Panel

[Return To Report](#)

ATTACHMENT B



Source:
Stafford Consulting Engineers
Exterior Envelope Renovation
Dated March 7, 2007

[Return To Report](#)

Untitled Map

Write a description for your map.

ATTACHMENT C

Legend

Displaced Wall Panel

[Return To Report](#)

ATTACHMENT D

Displaced Marble
Wall Panel

[Return To Report](#)



Untitled Map

Write a description for your map.

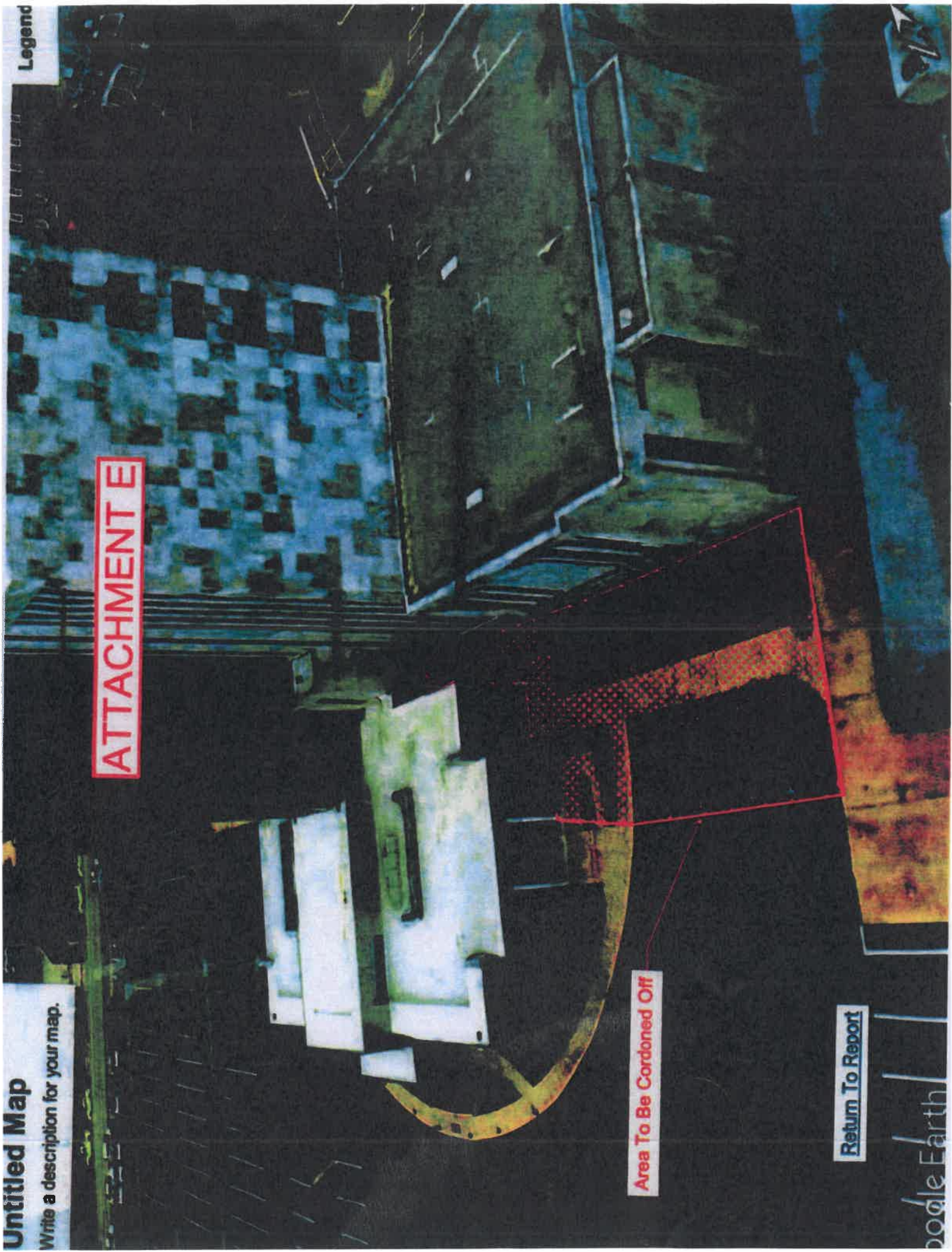
Legend

ATTACHMENT E

Area To Be Cordoned Off

[Return To Report](#)

Google Earth





Central Services Department

Ron Lampkin, Interim Director
Maria Rivera-Rivera, Deputy Director

2760 Peach Orchard Road, Augusta, GA 30906
(706) 828-7174 Phone

MEMORANDUM

TO: Geri Sams, Director, Procurement Department
FROM: Ron Lampkin, Interim Director, Central Services Department
DATE: September 1, 2023
SUBJECT: Emergency Memo – Augusta Municipal Building

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On August 3, 2023, a site visit by JLA took place to assess a consistent water intrusion experienced on the third floor of the Municipal Building. From this visit, it is believed that the source of the leak could be from water running down behind the marble panels on the main tower. If not properly addressed, these leaks could compromise the air quality of the employees working and public visiting the third floor.

During this visit, JLA noticed a marble panel located on the ninth floor that was out of position and not properly anchored. As this situation presents an eminent threat to personnel and the public, the area below has been cordoned and the removal and replacement of the marble must take place.

Please process a purchase order to Johnson, Laschober & Associates, PC in the amount of \$15,000.00 for investigation of the water intrusion. In addition, process a purchase order for Thompson Building Wrecking CO, Inc. in the amount of \$35,000.00 for the evaluation and repair of the marble cap.

If you have any questions or concerns, please contact the Central Services Department.

RL/mcrr

A handwritten signature in black ink, appearing to read "Geri Sams", is written diagonally across the bottom right of the page.

Katie Cornelius

From: Timothy Schroer
Sent: Monday, September 25, 2023 12:01 PM
To: Maria Rivera-Rivera
Cc: Ron Lampkin; Scarlet Green
Subject: RE: [EXTERNAL] RE: Emergency Request for the Municipal Building

Follow Up Flag: Follow up
Flag Status: Flagged

GL 330-05-1120
JL 223051107

Ledger: JL
Report Date: 09 25 2023

JL Budgets and Actuals with Encumbrances

Fiscal Year
Fiscal Period
Budget Version:

Object	Description	Budget	Actual	Encumbrance	B
223051107	Municipal Bldg. siding				
5212115	Engineering	15,000.00	0.00	0.00	15
5319120	R & M-Buildings	35,000.00	0.00	0.00	35
	Revenue & Transfers In:	0.00	0.00	0.00	
	Expenditure and Transfers Out:	50,000.00	0.00	0.00	5
	Net:	-50,000.00	0.00	0.00	-5
Grand Total (RV & TI):		0.00	0.00	0.00	
Grand Total (XP & TO):		50,000.00	0.00	0.00	5
Net:		-50,000.00	0.00	0.00	-5

Timothy E. Schroer, CPA, CGMA
Deputy Director – Finance

Augusta Richmond County Georgia | 535 Telfair St., Suite 800 | Augusta, GA 30901
✉ tschroer@augustaga.gov | 📞 Office: (706) 821- 1741 | 📠 Fax: (706) 821- 2520

From: Maria Rivera-Rivera <MRivera-Rivera@augustaga.gov>
Sent: Monday, September 25, 2023 11:20 AM
To: Timothy Schroer <TSchroer@augustaga.gov>

AUGUSTA-RICHMOND COUNTY GEORGIA

PURCHASING DEPARTMENT

REQUISITION

DEPARTMENT NAME: Central Services Department

DEPARTMENT NUMBER:

DEPARTMENT HEAD: 

REQUISITION: R 381257

REQUISITION DATE: 09/5/2023

PURCHASE ORDER NUMBER:

PURCHASE ORDER DATE:

ITEM NO	DESCRIPTION	Quantity	NAME OF BIDDER		NAME OF BIDDER		NAME OF BIDDER	
			Vendor	Phone Number	Quoted By	Unit Price	Total Price	Unit Price
1	REMOVAL AND REPLACEMENT OF EXTERIOR GRANITE	1	Thompson Building Wrecking	706-722-1432	Tyson Thompson	\$ 35,000.00	\$ 35,000.00	
2	PANEL AT 535 TELFAIR ST MUNICIPAL BUILDING							
3								
4								
5								
6	*Emergency							
7	GL: 330-05-1120							
8	JL: 333-05-1107							
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
TOTAL BID						\$	35,000.00	
SHIPPING CHARGES								
DELIVERY TIME FROM RECEIPT OF PURCHASE ORDER								

THOMPSON BUILDING WRECKING CO, INC.

HIRAM E. THOMPSON
President

631 Eleventh Street
P.O. Box 932
Augusta, Georgia 30903
Phone: (706) 722-1432
Fax: (706) 722-4253

Commercial
Demolition
Equipment Rental
Grading / Clearing

August 28, 2023

Mr. Lee Dorn
Johnson, Laschober & Associates, P.C.
Email: Ldorn@thejlagroup.com

REF: DEMO QUOTE: 535 Telfair St, AUGUSTA, GA 30901

We at Thompson Building Wrecking Co. are pleased to submit our proposal as follows:

DEMOLITION QUOTE AS FOLLOWS:

BUILDING DEMOLITION \$35,000.00

- THIS QUOTE IS FOR THE REMOVAL AND REPLACEMENT OF EXTERIOR GRANITE PANEL AT 535 TELFAIR ST AUGUSTA, GA. IF WORK IS COMPLETED IN 6 DAYS OF ON SITE WORK OR LESS, CUSTOMER WILL RECEIVE A \$10,000 CREDIT, REDUCING THE TOTAL QUOTE AMOUNT TO \$25,000

In addition, this quote includes Thompson Building Wrecking Company providing the manpower, supervision, tools, equipment, disposal fees necessary to start and complete this demolition and cleanup project in a timely and professional manner. All permits, licenses and EPA notifications required by the State of Georgia and local municipality will be provided by Thompson Building Wrecking Company.

Payment will be due upon completion of project unless otherwise noted in contract.

We look forward to providing our services for this project. Should there be any questions or if I can be of further help please do not hesitate to call.


If you are ready to proceed, please consider this a simple contract by signing below and returning to us so that we can file all necessary paperwork to schedule you project.

Tyson Thompson, Vice President
Thompson Building Wrecking Co., Inc

Lee Dorn

DATE

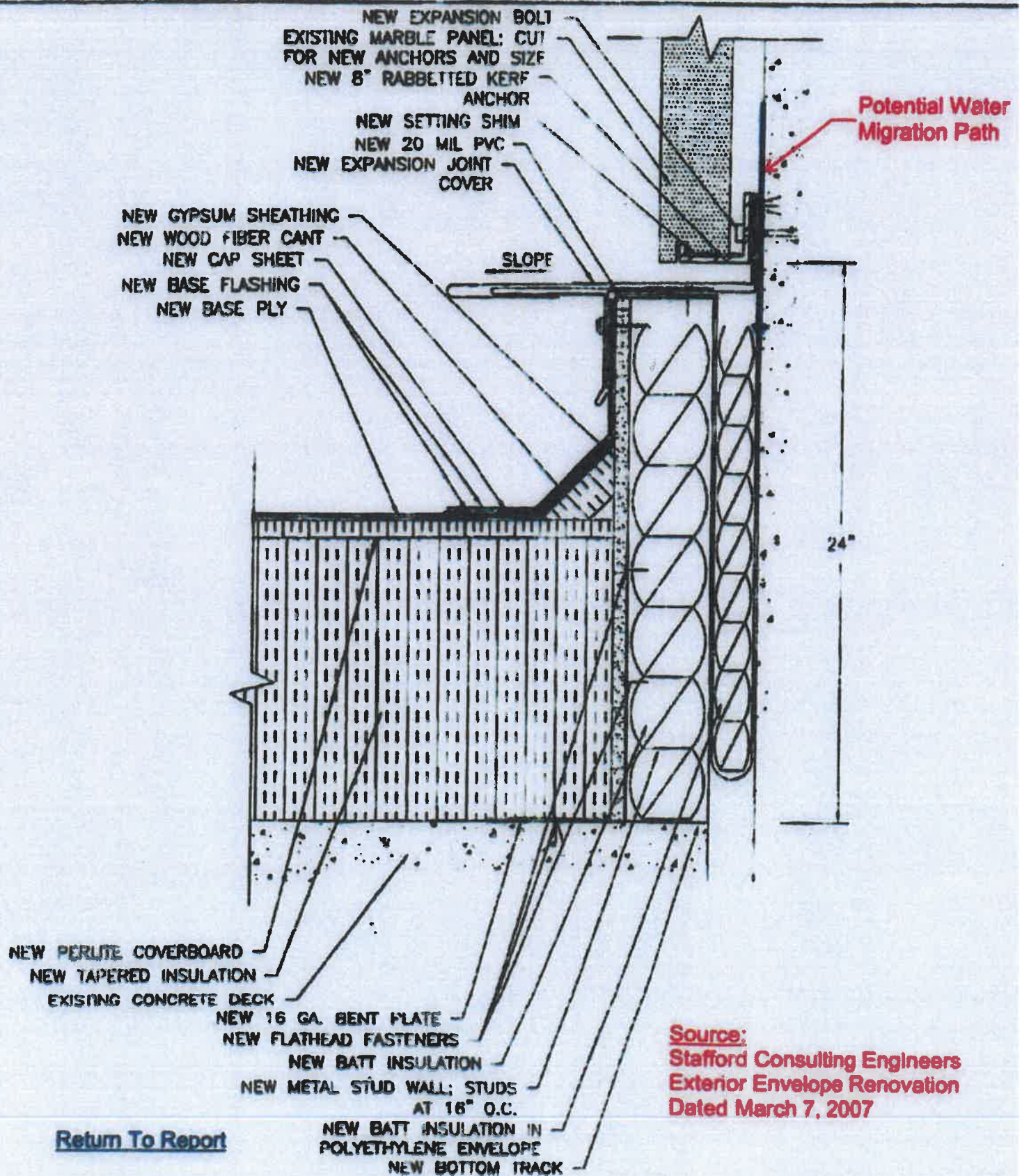
ATTACHMENT A

A dark, grainy photograph of a wall. A red arrow points from a text box to a specific area on the wall. The wall appears to be made of concrete or a similar material, with some lighter patches visible. The overall image quality is poor, with significant noise and low contrast.

Wet Joint - Water Migrating
From Behind Wall Panel

[Return To Report](#)

ATTACHMENT B



Source:
Stafford Consulting Engineers
Exterior Envelope Renovation
Dated March 7, 2007

[Return To Report](#)

Untitled Map

Write a description for your map.

ATTACHMENT C

Legend

Displaced Wall Panel

[Return To Report](#)

ATTACHMENT D



Displaced Marble
Wall Panel

[Return To Report](#)

Untitled Map

Write a description for your map.

ATTACHMENT E

Area To Be Cordoned Off

Return To Report

Legend

Google Earth